

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, July 12, 2011 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Mayor Bob Ryan presided.

Present: Mayor Ryan, Ryan Sazama, Ald. Kevin Sampson, Steve Hemsing, John Van Der Male and Don Cvetan

Excused: Jerry Jones

Staff present: Steve Sokolowski

Others present: Doug Schwalbe, David Adamavich, Gregg Wagner and Scott Littell

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the June 28, 2011 meeting.

John Van Der Male moved, Kevin Sampson seconded to approve the minutes of the June 28, 2011 meeting. The motion passed unanimously.

Conditional Use Permit application by US Cellular to install new antennas and equipment on the YMCA, 812 Broughton Drive.

Scott Littell was present to discuss this matter with the Commission.

US Cellular is proposing to install three new antennas and six lines of coax cable. The antennas will look virtually the same. The new antennas are the latest technology and will provide better service.

Following due consideration, Steve Hemsing moved, Ryan Sazama seconded to approve with the following conditions:

1. Antennas and related telecommunications equipment shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible.
2. Applicant shall obtain all necessary permits required to install the antennas and related telecommunications equipment (including but not limited to building, electrical, HVAC, plumbing, etc.).
3. Antennas shall be designed and installed to meet all applicable governmental and industry safety standards (FCC, FAA, etc.).

The motion passed unanimously.

Conditional Use Permit application by US Cellular to install new antennas and equipment on the water tank at 2931 Georgia Avenue.

Scott Littell was present to discuss this matter with the Commission.

This application is similar to the previous application. US Cellular is proposing to install three new antennas and six lines of coax cable. The antennas will look virtually the same and will be located on top of the water tank. The new antennas are the latest technology and will provide better service.

Following due consideration, Steve Hemsing moved, Kevin Sampson seconded to approve with the following conditions:

1. Antennas and related telecommunications equipment shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible.
2. Applicant shall obtain all necessary permits required to install the antennas and related telecommunications equipment (including but not limited to building, electrical, HVAC, plumbing, etc.).
3. Antennas shall be designed and installed to meet all applicable governmental and industry safety standards (FCC, FAA, etc.).

The motion passed unanimously.

Site Plan Review application for an addition to Automation Products, 1614 Broadway.

Doug Schwalbe, David Adamavich and Gregg Wagner were present to discuss this matter with the Commission.

The applicant is proposing to construct a 3,000 square foot addition to the north of the existing building. As part of the project, a new driveway and stormwater facility will be constructed. The addition will match the existing the building.

The project was approved by the Architectural Review Board at their meeting held on July 11, 2011.

Following due consideration, John Van Der Male moved, Kevin Sampson seconded to approve with the following conditions:

1. Submittal and approval of a proposed storm drainage plan.
2. Submittal and approval of a proposed landscape plan.
3. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, driveway, occupancy, etc.

4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall submit the necessary documentation to the Department of City Development that they have indeed acquired the property as depicted on their site plan prior to building permit issuance (recorded copy of the deed or survey).
11. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed unanimously.

Being no further business, the meeting adjourned at 4:15 P.M.

Carol Rudie
Recording Secretary